

REVIEW FOR APPLICABILITY OF/COMPLIANCE WITH ORDINANCES/POLICIES

**FOR PURPOSES OF CONSIDERATION OF
Paseo Village, TM5509/S06-030/ER 06-09-019**

August 22, 2008

I. HABITAT LOSS PERMIT ORDINANCE – Does the proposed project conform to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings?

YES

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NO

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NOT APPLICABLE/EXEMPT

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Discussion:

While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not required.

II. MSCP/BMO - Does the proposed project conform to the Multiple Species Conservation Program and Biological Mitigation Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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Discussion:

The proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program. Therefore, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required.

III. GROUNDWATER ORDINANCE - Does the project comply with the requirements of the San Diego County Groundwater Ordinance?

YES

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NO

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NOT APPLICABLE/EXEMPT

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Discussion:

The project will obtain its water supply from the Ramona Municipal Water District which obtains water from surface reservoirs and/or imported sources. The project will not use any groundwater for any purpose, including irrigation or domestic supply.

IV. RESOURCE PROTECTION ORDINANCE - Does the project comply with:

The wetland and wetland buffer regulations (Article IV, Sections 1 & 2) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Floodways and Floodplain Fringe section (Article IV, Section 3) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The <u>Steep Slope</u> section (Article IV, Section 5)?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Sensitive Habitat Lands section (Article IV, Section 6) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>
The Significant Prehistoric and Historic Sites section (Article IV, Section 7) of the Resource Protection Ordinance?	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	NOT APPLICABLE/EXEMPT <input type="checkbox"/>

Discussion:

Wetland and Wetland Buffers: The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year.

Floodways and Floodplain Fringe: The project is not located near any floodway or floodplain fringe area as defined in the resource protection ordinance, nor is it near a watercourse plotted on any official County floodway or floodplain map.

Steep Slopes: The average slope for the property is 3-5 (insert average percentage, if known) percent gradient. Slopes with a gradient of 25 percent or greater and 50 feet or higher in vertical height are required to be placed in open space easements by the San Diego County Resource Protection Ordinance (RPO). There are no steep slopes on the property. The project is in conformance with the RPO.

Sensitive Habitats: No sensitive habitat lands were identified on the site as determined on a site visit conducted by Planner, Flores Bishop on July 20, 2006. Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Significant Prehistoric and Historic Sites: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, site photographs and aerial photographs by County of San Diego staff archaeologist, Gail Wright, on October 11, 2006, it has been determined that the project site does not contain any archaeological resources.

V. STORMWATER ORDINANCE (WPO) - Does the project comply with the County of San Diego Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO)?

YES

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NO

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NOT APPLICABLE

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Discussion:

The project Storm Water Management Plan (SWMP) revised February 4, 2008 was reviewed for this project and appears to be complete and in compliance with the WPO.

VI. NOISE ORDINANCE – Does the project comply with the County of San Diego Noise Element of the General Plan and the County of San Diego Noise Ordinance?

YES

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NO

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NOT APPLICABLE

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Discussion:

Even though the proposal could generate potentially significant noise levels (i.e., in excess of the County General Plan or Noise Ordinance), the following noise mitigation measures are proposed to reduce the noise impacts to applicable limits:

Based on the Acoustical Analysis report prepared by Eilar Associates, exterior noise levels at group outdoor usable area will be as high as 51.8 CNEL. The common outdoor area is located within the development, and the proposed two-story buildings provide adequate shielding from roadway traffic. Sound levels at the group outdoor usable area will comply with Ramona's sound level limit of 55 CNEL. Project proposes 3 foot high patio walls for the private outdoor patios which are a project design consideration. Sound levels at these private patio areas, with the incorporation of the proposed 3 foot high patio walls, will range from 45.4 CNEL at Unit 31 to 59.9 CNEL at Unit 10. Mitigation will not be necessary because traffic noise impacts are below the County Noise Element sound level limit of 60 CNEL. Noise generating air conditioner (AC) units are located throughout the project development. The proposed Comfortmaker N2342AKA AC units will generate sound levels as high as 52.4 dBA at the southeastern property line. Noise levels generated by the AC units will comply with County Ordinance nighttime sound level requirements.

Noise impacts from temporary construction will exceed the County Ordinance property line sound level limit of 75 dBA requiring temporary mitigation. Temporary construction noise will be as high as 82.6 dBA at 30 feet beyond the eastern property. Temporary

construction sound wall mitigation is required and will be located along the northwestern and northeastern property lines. The height of the temporary construction noise barrier will be 10-feet above the grade at this location. The temporary noise barrier will reduce construction noise levels to 66.2 CNEL. For temporary construction wall details, refer to Section 5.3.2 and Figure 14 within the Eilar Acoustical Analysis Report. The project is located 1.23 miles from the Ramona Airport and is outside of the 55 CNEL contour. Airport related noise was not considered because the project site is located outside the 55 CNEL contour. Implementation of the recommended temporary sound walls will result in compliance with County Noise Regulations. Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element and will not exceed County Noise Standards.